2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Loren D. Nelson 1617 Ash Valley Drive Nashville, TN 37215	Security Federal Savings and Loan Association 2000 RIchard Jones Road, #110 Nashville, TN 37215	MAP 131-13 PARCEL 046 FH 09998

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Bear and wife, Laurie Hammer hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Loren D. Nelson and wife, Nancy R. St. Clair hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No 2 on the revised plan of Subdivision of Lot 7 and a portion of Lot 6 Westwood Subdivision, of record in Book 5190, page 403, re-recorded in Book 5190, page 435, Register's Office for said County, described as follows:

BEGINNING at an iron pin in the easterly margin of North Stanford Drive, said iron pin being located at the point of intersection of said roadway and the common corners of Lots 6 and 7 of Westwood Subdivision of record in Book 974, page 14, Register's Office for Davidson County, Tennessee; thence North 61 degrees 50 minutes East for a distance of 492.84 feet, along the boundary line of said Lots 6 and 7 to a point, being the point of beginning for the hereindescribed tract: from said point of beginning continuing North 62 degrees 36 minutes 56 seconds East for a distance of 298.35 feet to a point: thence North 4 degrees 25 minutes 45 seconds West 28.93 feet to a point: thence North 88 degrees 28 minutes East 50.0 feet to a point in the westerly margin of Lot 255, Section Two, Tynewood Estates, of record in Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee: thence South 2 degrees 08 minutes West for a distance of 253.60 feet to a point: thence South 3 degrees 07 minutes East for a distance of 62.50 feet to a point: thence South 67 degrees 59 minutes 28 seconds West for a distance of 308.65 feet to a point: thence North 4 degrees 25 minutes 45 seconds West for a distance of 264.88 feet to the point of beginning.

BEING the same property conveyed to David Bear and wife, Laurie Hammer by deed from Mary Jenkins Kline and David Kline, husband and wife, of record in Book

This is (~~un~~)improved property, known as 1617 Ash Valley Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of August, 19 89.

Laurie R. Hammer
Laurie Hammer

David Bear, M.D.
David Bear

STATE OF TENNESSEE
COUNTY OF Davidson

8133 08/23 0101 03CHECK 1157.05

On this 22nd day of August, 19 89, before me personally appeared David Bear and wife, Laurie Hammer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC

Mary R. Lyman
Notary Public

My Commission Expires: 1 7

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 348,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 22nd day of August, 1989.

My Commission Expires: 1/23/93

_____
Notary Public

Continuation of Warranty Deed

7061, page 932, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

WARRANTY DEED
from:
David Bear and wife, Laurie Hammer

to:
n D. Nelson and wife, Nancy R.
Clair

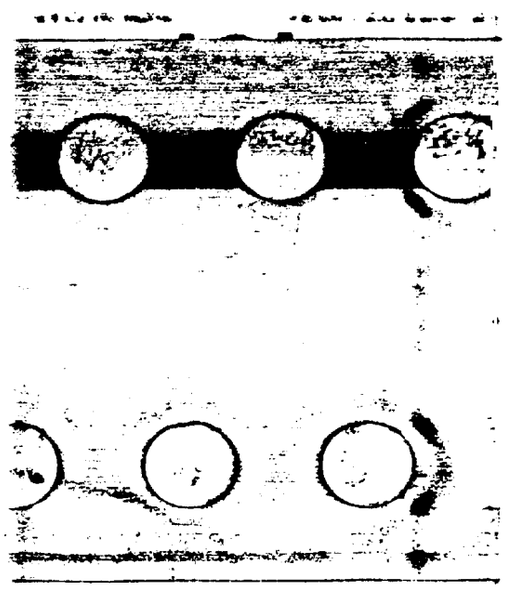
MAIL TAX.

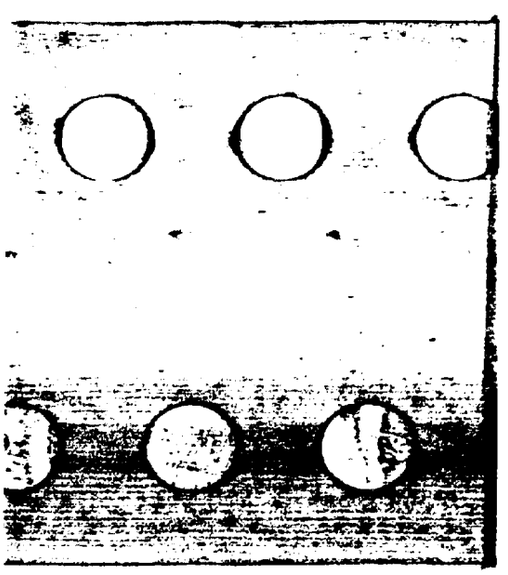
AUG 23 8 50 AM '89
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

5 9 8 7 2

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7920 PAGE 569

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 348500.00
CON TX 1150.05
PRFEE 1.00
WDEED 6.00
TOTAL 1157.05
CHECK 1157.05

08/23/89 01 08:52 0001 8133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5987.2

IDENTIFI REFERENCE

AUG 23 8 50 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 241373